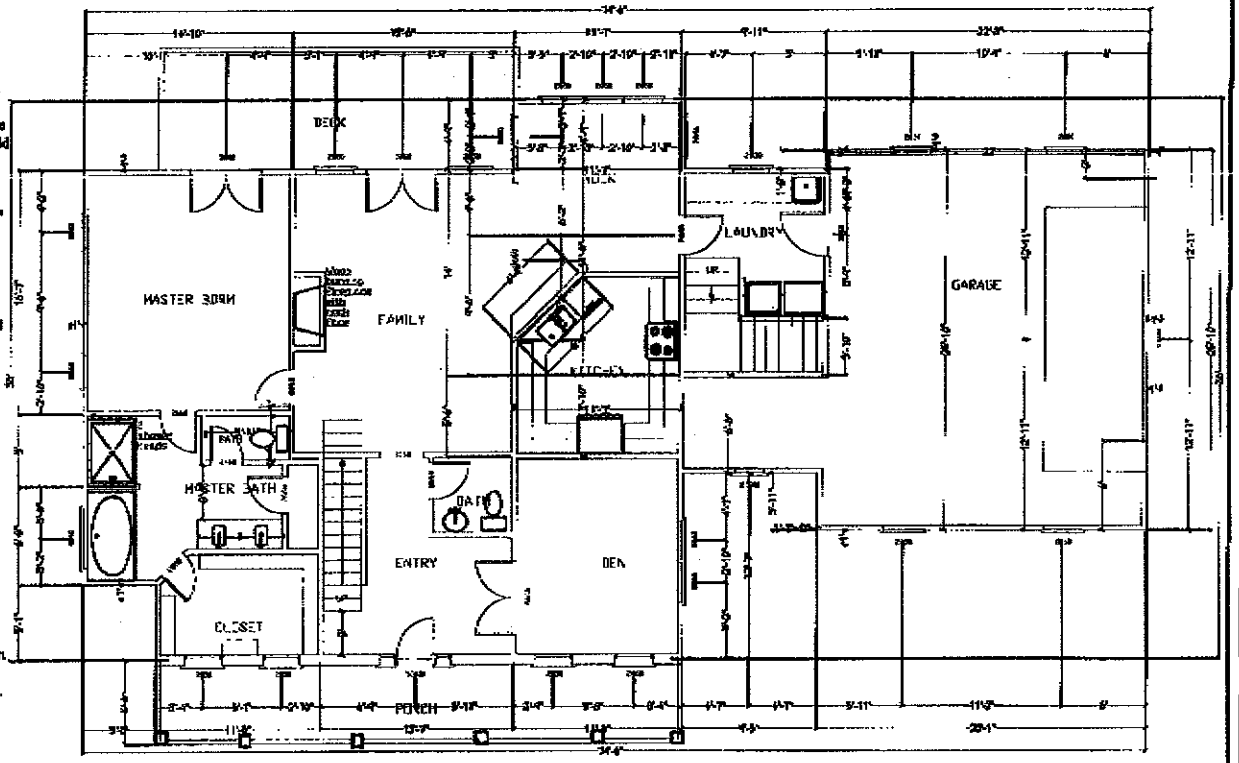
FRAMING PLAN NOTES

1. **Wood Framing.** All wood framing shall be fabricated and installed per AFPC and TPI and national design specifications for wood construction. All structural wood members shall have a minimum extreme fiber stress in bending (FB) = 1200 PSI. Unless noted otherwise the following minimum lumber grades shall be used:
   a. Structural light framing size 2" to 4" thick x 2" to 4" wide - no. 2 or better.
   b. Stud size 2" to 4" thick x 2" to 6" wide- stud grade.
   c. Structural joists and planks size 2" to 4" thick x 2" to 4" wide standard or better.
   d. Light framing size 2" to 4" thick x 2" to 4" wide standard or better.
2. **Exterior Stud Walls.** All main floor walls to be 10' AND 12' AS MARKED ON THE PLANS. Interior walls shall be constructed of #2 S.Y.P. minimum 2 x 4 wood studs at 16" on center (OC). Provide single bottom plates and double top plates throughout. Provide solid blocking at mid-height of all walls.
3. **Exterior Stud Walls.** Walls shall be constructed of #2 S.Y.P. minimum 2 x 4 wood studs at 16" on center (OC) Provide single bottom plates and double top plates throughout. Provide R-11 3 1/2" batt insulation at all locations shown on plans. Exterior sheathing shall be 1/2" osb at corners of building & where required for shear walls. Exterior finish shall be brick. Finish as recommended by brick manufacturer. Provide solid blocking at mid-height of all walls.
4. **Plywood Sheathing.** Plywood sheathing shall be APA structural I, group 1 size and span rating as shown on the drawings. Nail with 8d nails at 6" on center along panel edges and 12" on center at intermediate supports.
5. **Pressure Treated Lumber.** All wood members exposed to weather or in contact with wood masonry, concrete or soil shall be pressure treated.
6. **Nailing Schedule.** Except as noted otherwise, all wood framing components shall be fastened as specified in the southern building code, section 1705 and table 1705.1 fastening schedule. Contractor shall provide all fastening devices necessary and suited for each application. Fastenings subject to moisture shall be hot-dip galvanized to ASTM A-153-80. All metal connections and fabrications shall comply with AISC specifications.
7. **Headers.** Provide 2 - 2 x 10 #2 southern yellow pine with continuous 1/2" plywood fillet plate. Provide double jack supports for openings 6'-0" or greater unless noted otherwise. Provide 3-16d nails at 3" on center at all headers.
8. **Beam Supports.** Provide multiple stud and/or jack supports from bearing points to slab foundation under all wood headers or beams.
9. **Flat Downs.** Provide wood frame flat downs above wall cabinets.
10. **Columns.** Construct structural wood frame columns with 2 x 4 studs and finish surfaces as specified. Finish interior columns according to finish schedule. Finish exterior columns as shown on elevations.
11. **Cross Bridging.** Place one row of cross bridging on all spans over 8'-0" and two rows of cross bridging on all spans over 16'-0".
12. **Ceiling Joists. Trusses**
13. **Vaulted and Raised Ceilings.** Provide ceiling treatment as shown.
14. **Code Compliance.** Contractor to verify that size and spacing of all structural framing members meet all applicable codes before construction begins.
15. **Bracing and Shoring.** Contractor to provide adequate bracing and shoring during the construction process.
16. **Stud and Joist Integrity.** Studs and joists shall not be cut to install plumbing and/or wiring without adding metal or wood side stiffeners to strengthen member back to original capacity and maintain structural integrity.
17. **Joist and Rafter Bearing.** Joists and rafters shall be cut to have horizontal contact for the full width of the supporting member.
18. **Subfloor.** Use 3/4" tongue and groove plywood subfloor to be installed with both nails and approved subfloor adhesive.



Acknowledgement Of
Plans Submittal ONLY!
Date 9/7/05
Date 9/7/05

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Mooresville, NC 28117
(704) 799-8085

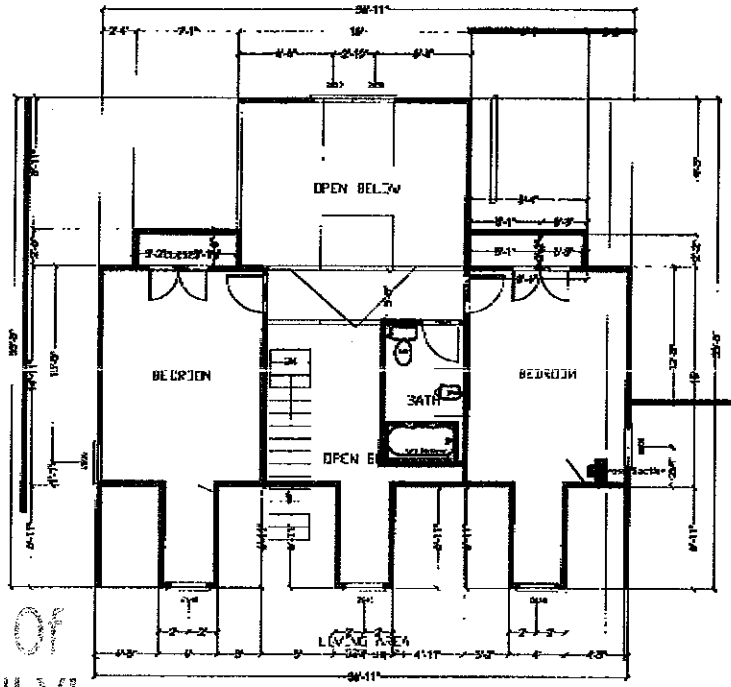
FINAL PLANS

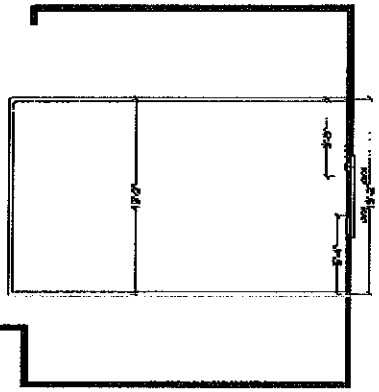
KURT & KIM BINKLEY
145 Tremont Lane
TROUTMAN, NC

Owner Date
Owner Date
Contractor Date

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FINAL PLANS

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148 Tremont Lane
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